



CITY OF GREENWOOD

REPORT OF TECHNICAL REVIEW COMMITTEE

Docket#: PC2006-017 Date of Report: 3/29/06
Project: Greenbrooke Parke, Block A, Lot 1 – Site Development Plan
Representative: Donna Smithers & Dane Cook, Northpointe Surveying; Ken Zumstein, J. Greg Allen & Associates
TRC Members Present: Chairman: Ed Ferguson (Planning), Lowell Weber (Planning), Deborah Luzier (Planning), Kevin Riddle (Engineering), Tracy Rumble (Greenwood Fire), Eric Brown (White River Twp Fire), Taylor Woollen (Police), Evan Springer (Parks), Keith Meier (Sanitation)

Project Description:
Commercial development, located on the south side of County Line Rd., east of Airport Pkwy.

Minutes/Comments:

Donna Smithers, Northpointe Surveying, introduced the project. She noted that the sight is designed with underground detention.

Kevin Riddle, Engineering, inquired about infrastructure. Smithers stated that the infrastructure details came in with the Secondary Plat submittal. Ken Zumstein, J. Greg Allen & Associates, added that the private road, built to city standards, would be installed first.

Ed Ferguson, Planning, said that a 10-foot easement on County Line Road is needed for the sidewalk. Smithers said the easement was shown on the Secondary Plat submittal, but will add it to this site plan as well.

Ferguson pointed out that a residential typical detail was accidentally shown on the plans and needs to be removed.

Tracy Rumble, Greenwood Fire, provided a copy of his written report. He noted that the infrastructure is noted as being "existing", although it hasn't been constructed yet – this is confusing.

Motion to approve comments by Springer, second by Webber. Motion passes unanimously.

The Technical Review Committee, having reviewed the above plat/plans and related documents, makes the following report:

That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES

With the following conditions:

1. Inspection agreement, performance guarantees, and dedications shall be executed with the BPWS prior to issuance of land alteration permit.
2. Sewer Availability Fee (SAF) shall be paid prior to issuance of building permit.
3. Plans shall note that the developer is responsible for completing all improvements in compliance with city standards and ordinances and the project engineer is responsible for design of all improvements in compliance with city standards and ordinances.
4. Landscape plans shall be subject to revision as per written staff report.
5. All written comments listed in Senior Planner's report shall be met. (attached)
6. All written comments listed in Fire Department's report shall be met. (attached)
7. The height and location of any building or other structure located within the boundaries of the Greenwood Airspace Zoning District shall be reviewed and approved by the Federal Aviation Administration (FAA); by the Division of Aeronautics, Indiana Department of Transportation; and by the Greenwood Board of Aviation Commissioners prior to the issuance of an improvement location permit (i.e. building permit).
8. Plans shall include installation of a 10-foot sidewalk/pathway along the entire County Line Road frontage of Block A, Lot 1. Plan details shall be amended to show the same.
9. (PC 4/10/06) Subject to further review by Engineering Department